

**BOARD OF ZONING APPEALS AGENDA
DECEMBER 14, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 14, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. LUIS AND CARLA MARTY, SP 2011-HM-094, Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit home child care facility. Located at 1307 Deep Run Ln., Reston, 20190, on approx. 19,744 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 12-3 ((4)) (6) 46.
KGS
Decision
Deferred to
2/1/12
- 9:00 A.M. RALPH A. BIANCANIELLO, SP 2011-PR-090 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.7 ft. from rear lot line. Located at 3059 Bohicket Ct., Fairfax, 22031, on approx. 9,376 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 48-3 ((34)) 49.
DH
Approved
- 9:00 A.M. JONG YEOL NA AND KYUNG H. NA, SP 2011-SP-092 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 12.7 ft. from side lot line. Located at 9723 Thorn Brush Dr., Fairfax Station, 22039, on approx. 5.27 ac. of land zoned R-C and WS. Springfield District. Tax Map 97-3 ((15)) 51A.
DH
Approved
- 9:00 A.M. ROBERT F. AND ARLENE E. NORRELL, SP 2011- SP-091 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.6 ft. from side lot line such that side yards total 16.3 ft. Located at 7121 Bridgeport Ct., Springfield, 22153, on approx. 10,489 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-3 ((6)) 212.
RH
Approved
- 9:00 A.M. NADEEM P. MALIK, VC 2011-SU-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of 1 lot into 2 lots with proposed lot 1 having a lot width of 137 ft. and proposed lot 2 having a lot width of 89 ft. Located at 3027 Ashburton Ave., Herndon, 20171, on approx. 2.3 ac. of land zoned R-1. Sully District. Tax Map 35-2 ((1)) 4.
RH
Admin.
Moved to
1/25/12 at
appl. req.

- 9:00 A.M. 7031 JK, INC., SPA 96-M-006-02 Appl. under Sect(s). 4-603 of the Zoning Ordinance to amend SP 96-M-006 previously approved for commercial recreation use to permit a change in permittee. Located at 7031 Little River Tpke., Annandale, 22003, on approx. 3.07 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 71-1 ((1)) 116A. (Admin. moved from 11/16/11 for notices)
- BC
Approved
- 9:00 A.M. CENTREVILLE ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES, INC., SP 2011-SP-069 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship. Located at 12901 Braddock Rd., Clifton, 20124, on approx. 4.18 ac. of land of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 3. (Admin. moved from 9/28/11 and 11/30/11 at appl. req.)
- BC
Admin.
Moved to
1/25/12 at
appl. req.
- 9:00 A.M. 8921 PROPERTIES, L.L.C., A 2011-MV-030
- Admin.
Moved to
5/16/12 at
appl. req.
- 9:00 A.M. SANJEEV KAPOOR, A 2010-HM-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a use not permitted (a truck rental establishment) to operate on property in the PRC District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 11410 North Shore Dr. on approx. 37,096 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 7. (Admin. moved from 3/2/11 and 9/14/11 at appl. req.)
- RM
Admin.
Moved to
4/18/12 at
appl. req.
- 9:00 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have established a college/university use on property in the C-3 District without special exception approval and without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La., Annandale, 22003, on approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin. moved from 7/10/07, 9/18/07, 11/27/07, 2/12/08, 4/1/08, 6/10/08, 11/4/08, 2/24/09, 7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, 12/15/10, 2/16/11, 7/27/11, 10/26/11, and 11/30/11 at appl. req.)
- RM
Admin.
Moved to
2/15/12 at
appl. req.

JOHN F. RIBBLE III, CHAIRMAN